

RESOLUTION 25-10

SUMMARY

To Authorize Revision to the Revitalization Plan for the Greenleaf Public Housing Community and Negotiation of an Amended Master Development Agreement

The purpose of this resolution is to authorize the Executive Director of the District of Columbia Housing Authority (“DCHA”) to approved a revised Revitalization Plan for the redevelopment of the Greenleaf Public Housing Community and to take all necessary steps to negotiate an amended Master Development Agreement with the procured development partners, Greenleaf Development Partners (“GDP”), for review and approval by the Board of Commissioners (“Board”) at the June 11, 2025, meeting of the Board of Commissioners.

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TO APPROVE THE REVISED GREENLEAF HOUSING COMMUNITY REVITALIZATION PLAN AND GUIDES FOR REVISING THE MASTER DEVELOPMENT AGREEMENT

WHEREAS, commencing in 2013, the District of Columbia Housing Authority (DCHA) initiated a planning process for the redevelopment of Greenleaf Public Housing community which consists of five properties: Greenleaf Senior, Greenleaf Gardens, Greenleaf Family, Greenleaf Extension & Greenleaf Additions and located in the Southwest quadrant of the District of Columbia; and

WHEREAS, on April 19, 2019, DCHA issued a Request for Proposal #0006-2018 to procure a development partner for the redevelopment of the Greenleaf Public Housing; and

WHEREAS, on November 12, 2020, through Resolution 20-20, the Board of Commissioners (Board) authorized DCHA to enter into an Exclusive Right to Negotiate (ERN) for the development of the Greenleaf Public Housing Community with Greenleaf Development Partners (GDP), a partnership comprised of EYA, Pennrose, and Bozzuto; and

WHEREAS, on January 21, 2021, consistent with Board Resolution 20-20, DCHA and GDP signed the ERN and commenced negotiation of terms and conditions for the redevelopment of the Greenleaf Public Housing Community; and

WHEREAS, on March 9, 2022, the Board adopted Resolution 22-11 to approve the Revitalization Plan for the redevelopment of the Greenleaf Public Housing Community; and

WHEREAS, on May 11, 2022, the Board adopted Resolution 22-18 to execute the Master Development Agreement (MDA) between DCHA & GDP for the redevelopment of the Greenleaf Public Housing Community and accepted the withdrawal of Bozzuto, one of the partners in GDP; and

WHEREAS, a physical needs assessment of Greenleaf determined that this property meets the HUD threshold requirement to be considered obsolete and therefore entitled to subsidy reposition under Section 18; and

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WHEREAS, in late 2023 and during the first quarter of 2024 Greenleaf residents and representatives of the Greenleaf Resident Council voiced strong opposition to the renovation of the Senior Building and requested that a new Senior Building be constructed; and

WHEREAS, DCHA and GDP commenced negotiation of a revised Revitalization Plan which included construction of a new Senior Building, and which required conversion of the operating subsidy for the entire site to project-based vouchers; and

WHEREAS, on June 12, 2024, the Board adopted Resolution 24-23 authorizing DCHA to submit to HUD a Section 18 application for Greenleaf to reposition the current public housing operating subsidy to project-based voucher subsidies under Section 8 of the Housing Act, which application is still pending; and

WHEREAS, DCHA and GDP have agreed to a revised Revitalization Plan which includes the repositioning of the operating subsidy for the entire site to project-based vouchers, the construction of a new Senior Building, minimize the displacement of Greenleaf residents for temporary off-site housing, increase the number of affordable units on the site, and a guarantee of the right to return for current Greenleaf residents; and

WHEREAS, in addition to the revised Revitalization Plan, DCHA and GDP have adopted guides for the revision of the MDA and the two parties have agreed to negotiate an amendment to the MDA within sixty (60) days and then commence the lengthy entitlement process; and

WHEREAS, the redevelopment process of the Greenleaf Public Housing Community will follow the principles outlined in the Board approved Development Principles and the guidelines established in the Operating Subsidy Conversion Handbook which recognizes that residents are at the heart of the Revitalization process and will be DCHA's partner throughout each component of plan.

NOW, THEREFORE, BE IT RESOLVED, the DCHA Board of Commissioners hereby adopts Resolution 25-10 to amend the previously approved Revitalization Plan for the redevelopment of the Greenleaf Public Housing Community.

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BE IT FURTHER RESOLVED, the Board authorizes DCHA to negotiate an amendment to the previously approved and amended Master Development Agreement and to return for Board adoption of such revisions within sixty (60) days from the adoption of this Resolution.

ADOPTED by the Board of Commissioners and signed in authentication of its passage the 9th day of April 2025

ATTESTED:

APPROVAL:

Keith L. Pettigrew
Executive Director/Secretary

Raymond Skinner
Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

Amy M. Glassman
Senior Vice President & General Counsel